



TOWN OF WARRENTON

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AGENDA PLANNING COMMISSION TOWN OF WARRENTON

May 20, 2009
7:00 PM

1. Call to order and establishment of a quorum.
2. Approval of Minutes – April 15, 2009
3. Public Hearings
 - a. **Special Use Permit #08-05. Springer Properties, Steep Slopes.** A request to allow construction on slopes greater than 25% for property located on Walker Drive across from Edgemont Subdivision and adjacent to the Old Town Athletic Club (GPIN 6984-73-7494). The subject parcel is 8.522 acres and zoned Industrial which allows for light manufacturing, industrial, wholesale and limited commercial uses. The proposal identifies the disturbance of three (3) separate steep slope areas totaling 1.57 acres or 18.4% of the site. The Comprehensive Plan identifies the property as Light Industrial, consistent with the intended use. The owner is Springfield Properties, LLC.
 - b. **Special Use Permit #09-01. White Horse Car Wash.** A request to allow construction of a drive-through car wash at 111 Lee Highway at the entrance to the Warrenton Village Shopping Center. The property is currently developed as a restaurant and zoned C Commercial. Access will be from the shopping center service road to the 0.94 acre parcel (GPIN #6984-39-9244). The proposal includes two buildings for washing and detailing totaling 8,500 square feet with adequate circulation and stacking for the service. The Comprehensive Plan identifies Lee Highway as a commercial corridor, which is suitable for the proposed use. The property owner is Signature Real Estate, LLC.

4. Work Session

a. **Warrenton Greene Proposal**

1. Revise ZTA text
2. Outstanding Issues – Alternative Layouts

b. **Comprehensive Plan**

1. Comments on Demographics, Housing, Pedestrian/Bike Plan and Historic District Expansion
2. Supplemental Transportation Plan

5. Planning Commission Comments

6. Staff Comments – Concept Plans and Development Proposals.

- a. Garrett Street Office Building
- b. Applebee's Grease/Oil Separator

7. Adjourn